

## CONDITIONS ONLY RECOMMENDATIONS

**CASE: #CUP 19-03**

### **CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES**

**Sam's Club #4739 Fuel Center – 1520 Scenic Highway, Snellville**

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 5-28-2019</b>
1. The property shall be developed according to the proposed site plan entitled "Overall Site Plan Sam's Club #4739-501" dated 4-8-2019 and stamped received 4-11-2019 and colored fuel center renderings entitled "6 Stack Fuel Station #4739 Snellville, GA" dated 4-8-2019 and stamped received 4-11-2019 with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;	1. SAME.
2. Fuel canopy support columns shall be clad in CMU and painted to match the Service Building kiosk;	2. SAME.
3. Service building kiosk rooftop units (RTU) shall be screened on all sides from public view;	3. SAME.
4. New parking lot planter islands shall be planted in accordance with the Landscape and Tree Ordinance;	4. SAME.
5. New signs higher than 15 feet or larger than 225 square feet are prohibited;	5. SAME.
6. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited; and	6. SAME.
7. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval.	7. SAME.